

RE-ROOF



**BUILDING & SAFETY DIVISION
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ROOF CONSTRUCTION AND COVERING

CALIFORNIA BUILDING CODE 2007

(ROOF SHALL NOT BE COVERED PRIOR TO INSPECTION)

Sec. 108.4.4 Appendix Chapter 1 – New roof coverings shall not be applied without first obtaining an inspection by the building official and written approval. A final inspection and approval shall be obtained when the roof is complete.

Sec. 108.3 Appendix Chapter 1 – It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection (24 hr. advanced notice). It shall be the duty of the person requesting any inspection to provide access to and means for inspection of such work.

INSPECTIONS – At roof sheathing inspections, all rotted wood shall be replaced. Roof materials to be **loaded on the roof** at the time of roof sheathing inspection. **Exception:** Tile roof materials to be **on site** at time of roof sheathing inspection. When re-roofing over existing layer(s), an inspection must be performed prior to installing new roof covering. **FINAL SIGN-OFF WHEN ALL WORK COMPLETED.**

LADDERS – All ladders must be marked Type I, 250 lb. duty rating. Ladders must also be tied and secured to prevent displacement and side rails must extend at least 3 feet above the roof (CAL/OSHA).

Sec. 1507.8.2 – SHINGLES AND SHAKES – May be installed on slopes of three units vertical in 12 horizontal (25 percent) or greater.

Sec. 1507.2.2 - ASPHALT SHINGLES SHALL NOT BE APPLIED ON ROOFS LESS THAN 2:12 (16.7% slope. If the slope of the roof is less than 4:12 (33.3% slope), underlayment shall consist of TWO layers of Type 15 or TWO layers type 30 felt.

REROOFING – Not more than TWO overlays of asphalt shingles shall be applied over an existing shingle roof. Asphalt shingles applied over wood shingles shall have an overlay underlayment of not less than Type 30 non-perforated felt.

Wood Shake Application (min. Class B): Not more than one overlay of wood shakes shall be applied over an existing asphalt shingle or wood shingle roof (with one layer of 18-inch, Type 30 nonperforated felt interlaced between each layer of shake).

Wood Shingle Application: Not more than one overlay of wood shingles shall be applied over existing wood shingles.

Application Over Shakes: New roof covering shall not be applied over an existing shake roof.

BUILT-UP ROOFS Sec. 107.10 – Old roof covering shall be completely removed before applying the new roof covering.

FLASHINGS – Vent flashings, metal edgings, drain outlets, metal counterflashing and collars shall be removed and cleaned. New flashing to be required as necessary. Metal shall be primed with cutback primer. Sec. 1507.3.9 – All walls, other than concrete or masonry, shall have the surface finish material removed to a height of approximately 6 inches above the new deck surface to receive new roofing. (non habitable areas such as patios or sheds may be waived by the building inspector with owners consent).

ROOF DRAINAGE – Sec. 1506 and 1611.7 – All roofs shall be designed with sufficient slope to ensure adequate drainage (minimum 2% slope).

Sec. 1507.4 – METAL ROOFING

Re-roofing with metal roofing shall be in accordance with the original manufacturer's specifications. Some types may be applied over existing roof coverings when approved by the building official. (Note: For metal roofing an ICC ES research report must be presented for permit issuance)

Sec. 1507.3.9 – FLASHING

Rusted or damaged flashing, vent caps and metal edgings shall be replaced with new materials as necessary. Valley flashing shall be provided with not less than No. 28 galvanized sheet gauge corrosion-resistant metal. All other metal flashing shall not be less than No. 26 gauge.

Sec. 1506 – MATERIALS & APPLICATION

Roofing materials and methods of application shall comply with the U.B.C. standards or shall follow manufacturer's installation requirements. All roofing materials shall bear the label of identification mark of an approved inspection bureau or agency showing the grade.

Sec. 1507.3.4 & 1507.3.5 – CLAY AND CONCRETE TILE

Tile and concrete tile roof installations shall be substantiated by structural data indicating that the existing or modified roof-framing system is adequate to support the additional tile roof covering. (If tile weight is over 6 pounds per square foot, it is considered a "heavy roof system")

NOTE:

"IN PROGRESS INSPECTION"

La Habra Building and Safety requires an "in progress inspection" on all residential re-roof projects. The inspection of the felt and eave metal on an "in progress" basis is intended to facilitate the proper installation of felt and to give our inspectors an opportunity to verify that dry-in materials are being installed properly. Your cooperation in calling for this inspection at the completion of felt underlayment installation will be greatly appreciated.

*****COOL ROOF*****

As of January 1, 2010, the California Energy Commission has updated the Title-24 Building Energy Efficiency Standards for residential and non-residential roofing, known as "Cool-Roof". The new "Cool Roof" requirements affect new construction, significant repairs of existing roofs, re-roofing, plus additions and alterations of existing buildings and homes.

With the old Title-24 energy code, a residential cool roof was an optional energy efficiency measure. Cool roofs are now required for most residential buildings in many of California's 16 climate zones. Cool roofs are designed to reduce air conditioner demand, save money, and reduce the urban heat island effect.

Cool roof requirements for residential and non-residential now apply to low-sloped and steep-slope roofs. To comply with the standards all roofing products must be certified and labeled according to the **Cool Roof Rating Council (CRRC)**.

Form **CF-1R-ALT-ReRoof** must be completed at time of permit issuance for all residential re-roofs. Form **CF-6R-ENV-01** must be completed for field inspection at tearoff and final.

Type of buildings subject to cool roof requirements:


Group A – Assembly	Group B – Business	Group E – Educational (through 12 th grade)	Group F – Factory (low and moderate hazard)
Group H – Hazardous facilities	Group M – Mercantile (sale of merchandise)	Group S – Storage facilities	Group U – Utility facilities
New and existing Low-Rise Residential Building [See Cool Roof Low-Rise Residential Section in this Handout]			

NOTE: Cool roof is required for nonresidential buildings, high-rise residential buildings, and hotels/motels, where more than 50 percent of the roof or more than 2,000 square feet of roof, whichever is less, is being replaced, re-covered or recoated. For more information or exceptions on commercial cool roof requirements refer to the 2010 California Energy Code book or visit www.bsc.ca.gov.

Cool roofs are optional – not prescriptive – for the following:

- Unconditioned warehouses and other buildings
- “Process spaces” – not meant for human occupancy, held at temperatures less than 55°F or greater than 90°F
- Buildings cooled by swamp coolers/evaporative coolers

Roofing products must be certified and labeled according to the Cool Roofing Rating Council

		<u>Initial</u>	<u>Weathered</u>
	Solar Reflectance	0.00	Pending
	Thermal Emittance	0.00	Pending
	Rated Product ID Number	— — — —	
	Licensed Seller ID Number	— — — —	
	Classification	Production Line	
<p>Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.</p> <p>Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.</p>			

For more information on “Cool Roof” requirements visit www.coolroofs.org